

# STANDARD FEATURES

1151 7TH AVENUE NORTH



## Exterior

- Concrete block construction
- Metal roof
- Covered lanai
- Hurricane shutters and roll down screens
- Pool /Spa with sun shelf, water features and LED lights in the pool, salt system, and heater
- Outdoor kitchen, with Uline under-counter refrigerator, Alfresco 36" gas grill, storage cabinets and spaces, under-mount sink with faucet, ¾ HP waste disposal
- Waterproofing at all openings
- ES 72"x120" Black glass pivot door
- Icynene Insulation under roofing
- Textured stucco exterior with rigolets
- T&G wood indoor/outdoor area
- Porcelain exterior tile – Anatolia Grey on mud set on lanai deck and door pad
- Marble exterior tile driveway, front entry walkway, and entryway, rear driveway
- Stucco soffits
- Cameras for security (4), prewire (7) extra locations
- (2) Raised-panel steel garage door, impact-rated with two remotes and one keyless entry
- Prime and (2) coats of exterior paint finish
- Professionally landscaped home site with privacy
- Zoned, programmable irrigation system with rain sensor
- Electric door chime/camera at front entry
- 500-gallon propane tank
- 32 kW liquid-cooled Generac generator
- 4 exterior concealed hose bibs

## Interior

- Legno Bastone wood flooring throughout 1st and 2nd floors
- 10'-12' Ceilings, with custom ceilings details
- Smooth finish drywall walls & ceilings Level 5
- Prime and (2) coats of paint on finished walls
- Closet shelving (all bedrooms) – Allowance \$25K
- Shade (15) openings – Allowance \$20K
- Emtek Black lever door hardware, with custom handles
- True style panel 1 ¾ solid core interior doors
- 10" base trim with 4" casing custom trim
- Wood beam ceiling detail and chandelier at entry, chandeliers in office and primary bathroom
- Garage interior walls finished & painted
- Garage interior floor epoxy-sealed
- Custom chandelier – Entry
- Custom chandelier – Office

## Kitchen

- Custom shaker painted wood cabinetry with upper wall cabinets to the ceiling, LED lighting, and electrical outlets
- Taj Mahal leathered marble 3 cm countertop with mitered edge, feature wall
- 34" Rohl under-mount stainless steel kitchen sink
- LED lighting in cabinets and toe kicks
- Sub Z/Wolf stainless steel appliances
- 36" Sub-Z Refrigerator
- 36" Sub-Z Freezer with Ice Maker
- Wolf 48" gas cooktop, with downdraft
- Wolf steam/convection wall unit
- Wolf wall oven
- (2) Asko Energy-efficient multi-cycle dishwasher with
- 1 horsepower waste disposal
- Brizio pull-out faucet with sprayer w/ auto touch
- Taj Mahal Marble backsplash

## Butlers Pantry

- Custom European cabinetry
- Undermount Rohl 25" sink, Brizio faucet, Taj Mahal leathered marble countertop 3cm, ¾ waste disposal
- Sub-Z French refrigerator / freezer
- Wolf microwave wall unit
- Wolf wall oven
- Asko dishwasher

## Bar

- Custom European cabinetry
- Undermount Rohl 16" sink, Brizio faucet, Taj Mahal leathered marble 3cm countertop, ¾ HP waste disposal
- Perlick beverage center
- Scottsman icemaker

## Luxury Baths

- Custom painted shaker wood vanity cabinets
- Montecristo Quartzite 3 cm vanity tops
- Under mount signature hardware sinks
- Lite Mirrors
- 47"x47" porcelain tiled floors, shower walls
- LED lighting on ceiling detail
- Clear glass shower enclosures
- Toto Neorest commodes (2)
- 60" freestanding tub
- Brizio spread faucets
- (2) Brizio shower head, handheld, body sprays
- (3) Koler digital shower controls
- Custom chandelier

\*A furniture package is available upon request and is not included in the list price.

\*All standard features are subject to change due to code requirements or material shortages.

### **Electrical and Energy**

- Security system
- JOSH AI, Lutron, Control 4, lighting, security, sound system, shade control at all window openings, thermostat, KETRA art lights, pool/spa/fire feature, hidden speaker systems, garage doors, with new control pad to control all these functions and more
- Prewire for shades at all window openings
- Ceiling fan pre-wires (per plan)
- Cable TV and telephone pre-wires (per plan)
- Programmable thermostats
- Lutron switches and outlets throughout
- Smoke/Carbon monoxide detectors, per plan
- 400 amp electrical service
- (2) 18 seer HVAC systems, (1) mini split
- (2) Navien tankless efficient gas water heaters
- 7 weatherproof exterior duplex outlets
- ES series impact windows with low-E glass in black
- ES Low E impact rated insulated sliding glass doors & windows in black
- R30 Ceiling insulation spray foam, R-19 batt insulation at knee walls, R-11 batt insulation in frame walls

### **Laundry Area:**

- Electrolux Frontload electric washer and gas dryer -1st Floor
- Electrolux Frontload electric washer and electric dryer -2nd floor
- Wood flooring
- Blanco 25" utility sink, Brizio faucet
- Terra Luna Quartz 3cm countertop

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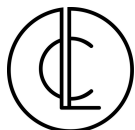
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